



MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall, Mill Street, Ludlow on **WEDNESDAY 24TH JULY 2019** at **7pm**.

R/68 **PRESENT**

Chair:	Councillor Ginger
Vice Chair	Councillor Sheward
Councillors:	Councillors O'Neill, Mahalski, Clarke and Pote
Officers:	Gina Wilding, Town Clerk Kate Adams, Deputy Town Clerk

R/69 **HEALTH & SAFETY**

The Chairman informed Councillors of the fire exits, fire assembly point and asked that everyone sign the attendance log.

R/70 **RECORDING OF MEETINGS**

The chair notified those present that under the Openness of Local Government Regulations 2014, recording and broadcasting is permitted during public session of Council Meetings.

R/71 **APOLOGIES**

Apologies were received from Councillors Lyle and Jones.

R/72 **DECLARATIONS OF INTEREST**

Disclosable Pecuniary Interests

None

Conflicts of interest

Councillor	Item	Reason
Pote	17	Secretary to South Shropshire rambles

Personal Interest

Councillor	Item	Reason
Ginger	19/02812/LBC	Knows the applicant
	19/02548/COU	Knows the applicant
Mahalski	19/02548/COU	Uses local car wash

R/73 PUBLIC OPEN SESSION (15 minutes)

There was one member of the public present.

A member of the public asked a question about the redevelopment of the Budgen's site. He stated that public toilets had been part of the previous building, and even though they had not been open for a number of years, the site was a gateway to the town and an ideal location for public toilets. He asked whether the developer would consider public toilets as part of the new building.

R/74 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION

Councillor Andy Boddington was present and stated that Unitary Councillors were upset and angered by the decision to develop the green area at the bottom of Sidney Road.

He stated that there was a strong sense of ownership regarding the land, and trees were planted by the community 50yrs ago. Connexus had cut down a Norway without notice before the planning application had even been submitted. He stated that the recent Fields in Trust report on access to green space shows that Ludlow, for its size, is deficient in green space.

R/75 MINUTES

RESOLVED (unanimous)
GG/CS

To approve the minutes of the Representational Committee meeting held on Wednesday 26th June 2019 as a correct record of the meeting.

R/76 SUSPENSION OF STANDING ORDERS

RESOLVED (unanimous)
GG/CS

To suspend standing orders.

R/77 ITEMS TO ACTION

The Chairman thanked the Town Clerk and officers for work on the items to action.

**RESOLVED (unanimous)
GG/MC**

To note the amended items to action that all actions were completed with the exception of R63, R64 and R26 which are pending from Representational Committee on 26th June 2019.

R/78 STANDING ORDERS REINSTATED

**RESOLVED (unanimous)
GG/MC**

To reinstate standing orders.

R/79 PRE-APPLICATION PRESENTATION

Trevor Hewett gave a presentation regarding the development of the Budgen's site being proposed by his clients Morris & Co. It is at the pre-approval discussion stage and a planning application has not yet been made.

Mr Hewett stated that research suggests that the site as a single use retail business is no longer viable. His client was therefore proposing two small retail units of the ground floor, and a resident's lounge for the 19 apartments spread over the first and second floor. Three of the apartments will be low cost ownership apartments.

The south facing side, as a continuation of Tower Street, will have an appearance on individual shop fronts with a town house characteristic and a combination of bricks and render; at the rear of the building it will appear more as an apartment block. The building will have a slightly smaller footprint than the current building.

The old supermarket yard will become 12 parking spaces for residents use.

Whilst members acknowledge that they have not seen the finalised plans and therefore could not comment in any detail at this stage, the initial impressions were that the building was an improvement on the existing one. There was a concern raised that a prime ground floor retail site was being given over to a residents lounge that would be of no benefit to the local community at large. Members asked that the environmental impact of the building was considered but the developer and all that was possible to minimise this effect was done.

R/80 PRESENTATION FROM CONNEXUS

Councillors welcomed a visit from the new Director of Development for Connexus, Vicki Tomlinson to hear the Council's views on the scheme for 5 bungalows at Sidney Road. Vicki was also accompanied by her Senior Development Manager.

Vicki Tomlinson said that she was aware that Ludlow Town Council had stated concerns and opposition to the development, and she wanted to understand the local issues to weigh up the matter before reaching a final decision if the development would proceed. She felt that local community feelings should be weighed against the benefit of the homes in that location. She acknowledged that it would be counterproductive if the residents placed in the new homes were not welcomed into the community.

Councillors raised the point that Ludlow has little green space for existing residents, and the green space in question is well used and valued by the community, and building on the green open space would cause overcrowding.

Councillors acknowledged that the type of affordable housing proposed by Connexus is needed in Ludlow, but clearly stated that Ludlow has a land bank of brown field sites and one of these should be used for such a development. It was unacceptable to build on green open space and set a precedent for other green spaces to be used, and it had already been stated that Ludlow does not have enough green space, so could ill afford to lose any.

The proposed development would also mean the loss of a second large tree which was originally bought by residents approx. 34 years ago and has given the residents a sense of ownership of the area.

Ludlow Town Council confirmed that it would never support any development on this land, and the area should remain as undeveloped open space for community use.

Vicki Tomlinson confirmed that the committee would be informed of the final decision and if they do not proceed Connexus would provide suggestions of alternative sites to Ludlow Town Council.

R/81 LUDLOW CONSERVATION AREA ADVISORY COMMITTEE (LCAAC)**RESOLVED (unanimous)****GG/CS**

To note the LCAAC minutes of the meeting held on 26th June 2019 and the agenda for the meeting to be held on 24th July 2019.

R/82 SHROPSHIRE COUNCIL DECISIONS - PENDING

RESOLVED (unanimous)
GG/TM

To note the decisions pending from Shropshire Council.

R/83 SHROPSHIRE COUNCIL DECISIONS - GRANTED

RESOLVED (unanimous)
GG/CS

To note the decisions granted by Shropshire Council.

PLANNING APPLICATIONS

R/84 19/02687/VAR Harvest House, Portcullis Lane, Ludlow, SY8 1PZ

RESOLVED (unanimous)
GG/MC

No objection.

R/85 19/02812/LBC The Townhouse, Valentines Walk, Broad Street, Ludlow, SY8 1NG

RESOLVED (unanimous)
GG/CS

To object for the following reason:

Covering the sills with lead would cause the wood to rot, and also make it difficult to detect. It was proposed that the wooden sills should be replaced in timber and not covered in lead.

R/86 19/02540/FUL sloping weir, off Linney, Ludlow

RESOLVED (4:0:2)
RP/MC

To object for the following reason:

There is no evidence in the report to show that fish are impeded by the weir. The 200 years old weir is the oldest natural weir in the Ludlow area and the historic structure of the weir should be protected.

R/87 19/03079/FUL Tucked Away, 15 Riddings Meadow, Ludlow, SY8 1EW

**RESOLVED (unanimous)
GG/MC**

No objection.

R/88 19/03047/FUL Land adj 31 Poyner Road, Ludlow, SY8 1QT

**RESOLVED (unanimous)
GG/TM**

No objection

R/89 19/03029/FUL Churchill House, Keepside Close, Ludlow, SY8 1EL

It was noted that this application has been withdrawn, and therefore no comment was made.

R/90 19/02972/CPE Betjeman Lodge, Corve Street, Ludlow

**RESOLVED (unanimous)
GG/CS**

No objection.

R/91 19/02910/FUL Laragh, Henley Road, Ludlow, SY8 1RA

**RESOLVED (unanimous)
GG/MC**

No objection.

R/92 19/02770/FUL 20, 22 AND 22A Temeside, Ludlow, SY8 1PB

**RESOLVED (unanimous)
RP/MC**

No objection.

R/93 **19/02548/COU Land adjoining warehouse and premises, Lower Galdeford, Ludlow, SY8 1SD**

RESOLVED (4:0:2)
MC/CS

To object for the following reason:

Insufficient information is provided relating to the removal of the waste products and water, and there was concerns regarding the potential environmental impact.

R/94 **ROAD CLOSURE/TRAFFIC MANAGEMENT**

RESOLVED (unanimous)
GG/TM

To note the five road closures/ traffic management schemes:

- i) **22/7/19 – 25/7/19 two way signals traffic control at Bromfield Road**
- ii) **25/7/1 give and take traffic control on Old Street**
- iii) **29/7/19 – 7/8/19 two way signals traffic control at New Road**
- iv) **5/8/19 – 7/8/19 multiway signals traffic control at Corve Street**
- v) **23/9/19 – 25/9/19 short duration road closure at Brand Lane**

R/95 **STRATEGIC SITES CONSULTATION**

RESOLVED (unanimous)
GG/MC

It was noted that Strategic Sites are large sites of more than 25ha in size, which are not associated with meeting the growth needs of any particular settlement and contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire, and the item was deferred to the next meeting for further consideration.

R/96 **THE SHROPSHIRE WAY**

RESOLVED (unanimous)
RP/CS

To approve the installation of small way markers in Ludlow.

Meeting closed at 8:13 pm

Chairman

Date

NB: Closed Session minutes will not be issued